

EMPLOYMENT CENTER ELEMENT

A Kearny Mesa Community Plan was prepared and adopted by City Council in 1992 to address development issues within this area.

SERRA MESA HEALTH-INSTITUTIONAL COMPLEX

EXISTING CONDITIONS

The 127-acre health-institutional complex is located between SR-163 and I-805, in the Birdland neighborhood of Serra Mesa. The complex consists of specialized medical and custodial facilities serving the San Diego region.

Medical Facilities

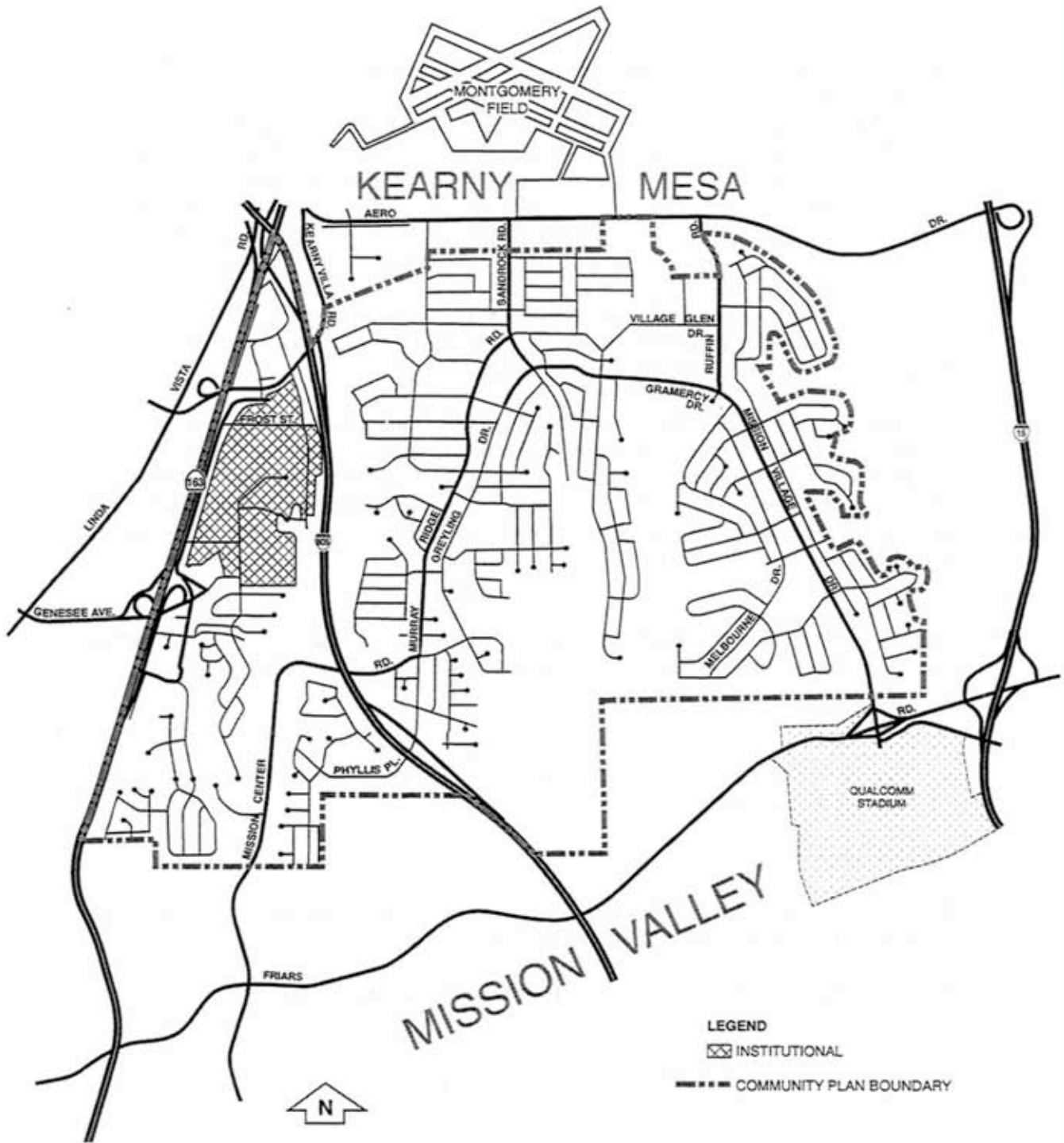
There are several types of health care facilities that constitute a medical campus within the health-institutional complex. General acute facilities include Donald N. Sharp Memorial Community Hospital, Mary Birch Women's Center and Children's Hospital and Health Center. Children's Hospital also offers specialty care services. Mesa Vista Hospital is an acute psychiatric facility. Skilled nursing facilities include four convalescent hospitals (Frost Street, Knollwood West, Meadowlark and Saint Mary's) and the Genesee East Mental Health Center. Other specialized health facilities include the Cerebral Palsy Center and several clinics. San Diego Medical Center, Starling Plaza and other ever-growing medical support facilities contain in excess of 115,000 square feet of office space. All specialized facilities are within easy walking distance of the hospitals.

Custodial Facilities

The juvenile division of the San Diego County Probation Department is headquartered in the health-institutional complex. Probation department offices, juvenile hall and juvenile courts are located here. Private non-profit institutions include the Door of Hope (Salvation Army), comprised of a home for unwed mothers and a women's alcohol detoxification center and Children's Home Society, an adoption agency specializing in the placement of very young children. Expansion plans call for additional juvenile court facilities.

PROBLEMS AND ISSUES

Roles of medical facilities in the regional context and future growth are significant issues confronting the Serra Mesa Health-Institutional Complex. Transportation issues, including parking, internal circulation and transit, are discussed in the **Transportation Element**.



Employment Center
Serra Mesa Community Plan

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FIGURE

The Comprehensive Health Planning Association (CHPA) produced a report called the 1975 Health Systems Plan. It proposes a regional health-care delivery system for San Diego, Imperial and Riverside counties. A major goal is to prevent unnecessary duplication of very costly, infrequently used (tertiary level) facilities. The report recommended tertiary level responsibility for the Serra Mesa Health-Institutional Complex in four specialties - rehabilitation, convalescence, general pediatrics and high-risk neonatal (newborn) care. These functions would complement tertiary level general acute care provided by the designated regional facility, the Uptown Medical Complex (UCSD and Mercy Hospitals) in Hillcrest.

Sharp's, Mary Birch, Children's and Mesa Vista comprise one of several medical centers designated by the health systems plan. All hospitals are regulated by Master Conditional Use Permits (CUP). It is expected that over time, as the hospital complexes cope with the new requirements and growth, new proposals for improvements will be brought forward. These should be accommodated since the hospital uses are a major activity with substantial public service and provide economic and employment resources to Serra Mesa and the City of San Diego. The success of the medical campus has generated demand for other ancillary facilities such as doctors' offices, clinics and childcare facilities. These facilities provide general and emergency care (primary) and frequently used specialized care (secondary) for significant geographic areas. In this case, the service area includes Serra Mesa, Kearny Mesa, Linda Vista and southeast Clairemont Mesa.

OBJECTIVE

- To foster coordinated development of the Serra Mesa Health-Institutional Complex as a regional human care facility comprised of a medical campus, a juvenile hall-probation center and related medical and custodial agencies and services.

PROPOSALS

- The following kinds of facilities should be encouraged for remaining developable land in the complex: rehabilitative, convalescent, psychiatric, children's health, high-risk neonatal care, medical office and laboratory.
- Development of tertiary care facilities offered by the Uptown Medical Complex and the Kearny Mesa Health-Institutional Complex should be jointly planned.
- Sharp's and Children's Hospitals should continue to give high-priority outpatient, primary care and emergency services.
- The provision of adequate public transit and off-street parking, including garages if necessary, should be required as a condition for future expansion of facilities.
- Juvenile hall should be rezoned to a zone consistent with the remainder of the Health-Institutional Complex.

- A network of paths, planting strips, benches and other street furniture should be provided along Birmingham Drive in the vicinity of the convalescent hospitals and the Cerebral Palsy Center. Emphasis should be placed on environmental enhancement and pedestrian safety.
- The medical campus area of the Serra Mesa Health-Institutional Complex should be rezoned commercial office. Complex development will be governed by the “long-range” plan for expansion and development (i.e., Master Conditional Use Permit, DEP No. 89-1416) for Children’s Hospital and Health Center, San Diego Medical Center and Donald N. Sharp Memorial Community Hospital which includes the Mary Birch Women’s Center. Future development for the described facilities that exceed the projected 24,575 ADT evaluated for this Master CUP will be subject to Environmental Review and a traffic study in order to identify and provide necessary mitigation measures.

MONTGOMERY FIELD

EXISTING CONDITIONS

Montgomery Field is located north of Serra Mesa in Kearny Mesa adjoining SR-163 and Aero Drive. The total area is 588 acres, including the approach way northwest of Murphy Canyon. Although Montgomery Field is located just outside of Serra Mesa, its function impacts the Serra Mesa residents and, due to that fact, it is discussed in this Plan.

Montgomery Field is a municipal airport that includes leased property developed with businesses hotels and golf course adjacent to Aero Drive and several airport operators and stored aircraft.

Aircraft operations (takeoffs and landings) have increased dramatically from 156,000 in 1965, to 324,500 in 1975, and 340,500 in 1979, but declined during the 1980s. In 1998, there were 266,308 takeoffs and landings. These volumes make Montgomery the busiest airport in San Diego County and the 22nd busiest in the nation, however no increase is anticipated. In 1998, about 600 aircraft were based at Montgomery. Users of Montgomery Field include recreational, executive and business flyers (mostly prop-driven craft but also a few small jets and helicopters), air flight instructors, flying clubs and small charter operators.

PROBLEMS AND ISSUES

The role of Montgomery Field as part of a regional transportation system should be mentioned. Montgomery Field is designated by the FAA as a reliever airport. Issues that concern Serra Mesa residents and other nearby communities include noise, approach pattern-crash hazards. The basic task appears to be reconciliation of City policies with regional and FAA regulations and policies, demands of business interests and the concerns of nearby residents.

Montgomery Field is one of four general aviation (non-commercial and non-military) airports serving San Diego. The others are City-owned Brown Field in south San Diego and County-owned Gillespie Field and Palomar Airport. Montgomery is the busiest because of its

central location and excellent freeway accessibility. It is expected to maintain its lead for at least the next 20 years. Accommodation of large scheduled airliners is not expected even on a relief or emergency basis. However, short hop commuter services utilizing small short take-off and landing (STOL) aircraft is a possibility in the distant future. Airspace requirements of NAS Miramar must be considered in expansion plans or operating procedure changes.

Although not exceeding technical standards, aircraft noise attributable to Montgomery Field operations is still an important local issue. Even though the major landing approach is over Murphy Canyon, aircraft frequently fly over residential areas.

A parallel issue is potential crash hazard. Although serious incidents have occurred, crash hazard would increase with heavier usage. Airport safety issues are considered in the 1984 Montgomery Field Comprehensive Land Use Plan, which discusses airport premises as well as surrounding areas within the airport's "influence area." A related plan, which only addresses the airport premises, is the Montgomery Field Airport Master Plan. The Montgomery Field Airport Master Plan will be updated in 1999.

A 1,200-foot extension to Runway 28-R was completed in 1995. It was designed to reduce aircraft noise by allowing planes to take off further east and gain higher altitude as they fly over residential areas. This has not changed the type of aircraft served. The approach system is the same.

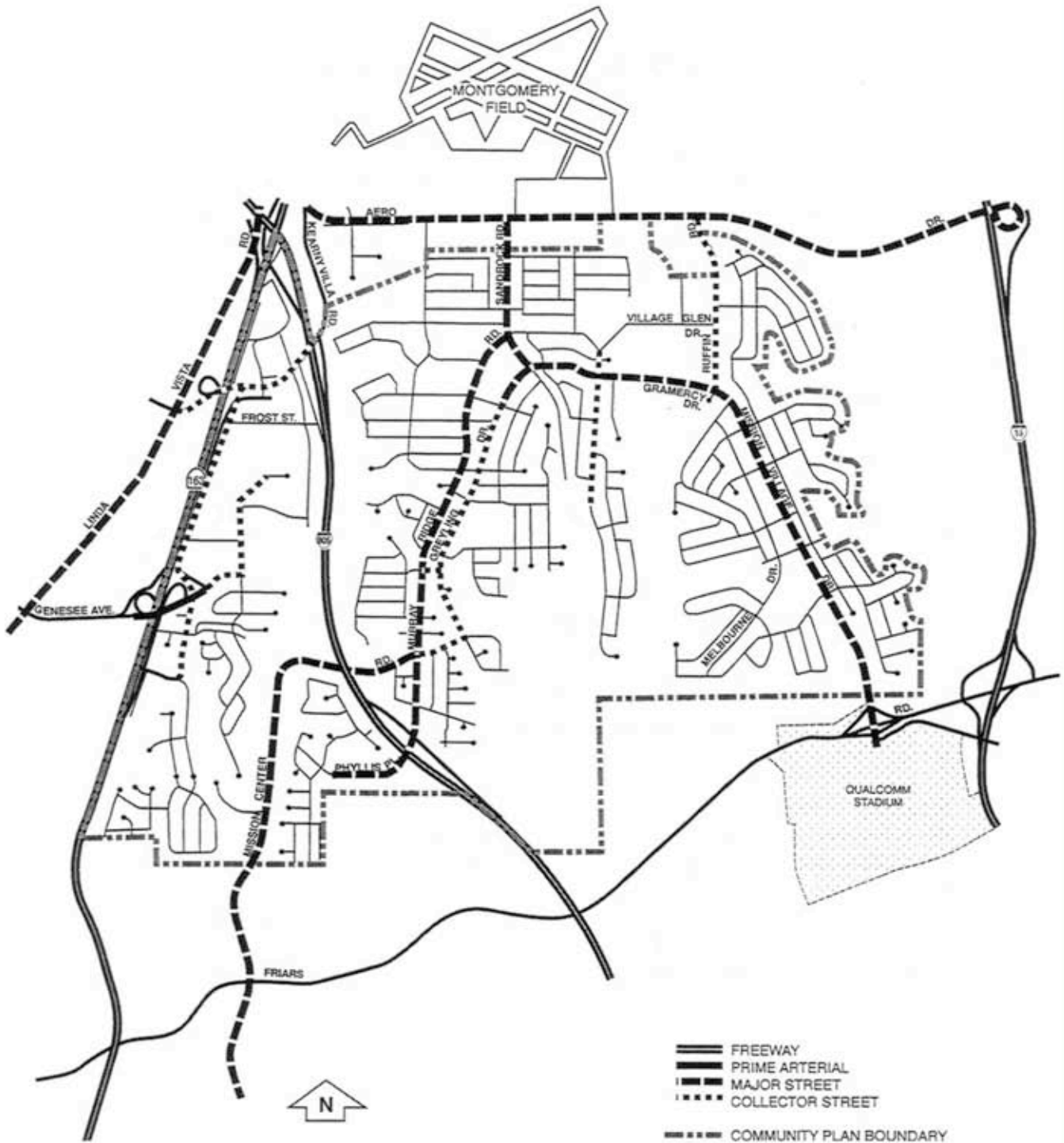
OBJECTIVE

- To mitigate adverse environmental impacts of noise, crash hazards and visual appearance affecting adjacent areas.

PROPOSALS

- A noise monitoring system was installed in 1985, and is used to enforce airport noise limits and to ensure compliance with state airport noise standards.
- Noise effects on nearby residential areas have been minimized through enforcement of noise regulations.

See **Figure 8: Employment Center.**



Street Classification
Serra Mesa Community Plan

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FIGURE